



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-051917-25

In the matter of: UNIT 2910, 101 CHARLES ST E
TORONTO ON M4Y0A9

Between: Gaoge Zhou Landlord

And

Syeda Zainab Mahdi Tenants
Tina Mehdi

Gaoge Zhou (the 'Landlord') applied for an order to terminate the tenancy and evict Syeda Zainab Mahdi and Tina Mehdi (the 'Tenants') because:

- the Tenants has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on January 7, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne

The Landlord's Representative Yun Tao Li, The Tenant's Representative Purva Singh and the Tenant's support, Shaharyar Hussain were present. The Tenant consented for Shaharyar Hussain to speak and be present on their behalf.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenants will be given seven days notice of anyone viewing the unit.
2. The Landlord will comply with rules and regulations in conjunction of showing the rental unit.
3. The Landlord waives the filing fee of \$186.00.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. For a period of twelve consecutive months, starting on February 1, 2026, up to and including January 1, 2027, the Tenants shall pay the lawful monthly rent to the Landlord in full and on time, on or before the first day of each month.
3. If the Tenants fails to meet the terms, as per paragraph 2 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term

January 15, 2026

Date Issued

Monique Browne

Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.